094.0	0008	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	593,000 / 593,000
					USE VALUE:	593,000 / 593,000
					ASSESSED:	593,000 / 593,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
516		SUMMER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DEGUGLIELMO WALTER CHARLES III	
Owner 2:	DEGUGLIELMO TRACIE ELIZABETH	
Owner 3:		
Street 1:	516 SUMMER ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	DOYLE ANNE T -
Owner 2:	-
Street 1:	516 SUMMER ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,923 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1930, having primarily Vinyl Exterior and 1280 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4923.000	235,400		357,600	593,000
Total Card	0.113	235,400		357,600	593,000
Total Parcel	0.113	235,400		357,600	593,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 463.28 | /Parcel: 463.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 62041

GIS Ref

GIS Ref

Insp Date 10/12/18

!7777!

PREVIOUS ASSESSMENT

Parcel ID 094.0-0008-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	235,500	0	4,923.	357,600	593,100	593,100	Year End Roll	12/18/2019
2019	101	FV	201,700	0	4,923.	352,500	554,200	554,200	Year End Roll	1/3/2019
2018	101	FV	178,100	0	4,923.	270,800	448,900	448,900	Year End Roll	12/20/2017
2017	101	FV	174,600	0	4,923.	255,500	430,100	430,100	Year End Roll	1/3/2017
2016	101	FV	174,600	0	4,923.	235,000	409,600	409,600	Year End	1/4/2016
2015	101	FV	165,900	0	4,923.	219,700	385,600	385,600	Year End Roll	12/11/2014
2014	101	FV	165,900	0	4,923.	202,300	368,200	368,200	Year End Roll	12/16/2013
2013	101	FV	165,900	0	4,923.	202,300	368,200	368,200		12/13/2012

PRINT

Date	Time
12/10/20	22:23:10

LAST REV

Date	Time
10/16/18	08:47:19

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7777

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DOYLE ANNE T,	60613-557		11/30/2012		399,000	No	No		
	9909-342		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	62041
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/14/2016	984	Redo Kit	81,000		7/14/2016			Full gut and rebui
11/9/2004	1081	Re-Roof	6,850					

ACTIVITY INFORMATION

Date	Result	By	Name
10/12/2018	MEAS&NOTICE	CC	Chris C
7/17/2017	Measured	DGM	D Mann
7/17/2017	Left Notice	DGM	D Mann
11/22/2008	Meas/Inspect	201	PATRIOT
3/4/2000	Inspected	263	PATRIOT
1/28/2000	Measured	197	PATRIOT
7/1/1989		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4923		Sq. Ft.	Site		0	70.	1.04	6			Med. Tr	-10					357,645						357,600	

Total AC/HA: 0.11302 | Total SF/SM: 4923 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 357,645 | Spl Credit | Total: 357,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Fair
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	167.046
Other Features:	86500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	341189
Depreciation:	105769
Depreciated Total:	235421

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

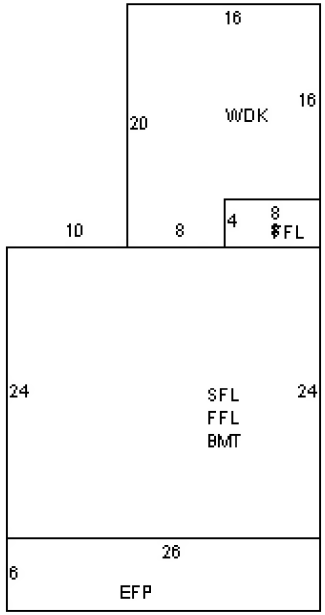
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	167.05
Special Features:	0	Val/Su Net:	100.26
Final Total:	235400	Val/Su SzAd	183.91

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	656	167.050	109,582
BMT	Basement	624	50.110	31,271
SFL	Second Floor	624	167.050	104,237
WDK	Deck	288	9.380	2,700
EFP	Enclos Porch	156	44.230	6,899

Net Sketched Area:	2,348			Total:	254,689
Size Ad	1280	Gross Are	2348	FinArea	1280

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

094.0-0008-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	